



TIERRA WEST, LLC

January 8, 2019

Kym E. Dicome
City of Albuquerque Development Review Board Chair
600 2nd St NW
Albuquerque, NM 87102

**RE: SO 233FT TRS 1 & 2 ROW2 UNIT A WEST OF WESTLAND ATRISCO GRANT
CONT 2.25 AC SKETCH PLAT**

Greetings Ms. Dicome,

Tierra West, on behalf of our client, is submitting a sketch plat to demonstrate the intent to develop a car wash facility on the property on the northwest corner of 98th St NW and Volcano Rd NW. The lot is currently zoned as Mixed Use (MX-M) per the Integrated Development Ordinance. We have provided a sketch plat and a conceptual site plan with this letter.

The intent is to subdivide the parcel and use the western 0.614 acre remainder lot as a designated temporary ponding area to detain the large offsite flows that currently pass through the site from the upstream basins to the northwest. The temporary pond will discharge through a pipe outlet into the city pond to the south. Upon the installation of permanent drainage infrastructure by the adjacent development to the west, the pond can be filled. The eastern 1.630 acres will be used for a proposed car wash facility. The drainage schematic for the proposed car wash facility involves upsizing a 36" storm drain on the frontage of 98th St to 66" and draining flows from the site into it.

The attached site sketch shows a proposed access point to the site on 98th St and another on Volcano Rd. There is an existing full access point east of the property at the intersection of 98th St and the portion of Volcano Rd on the east side of 98th St. The proposed full access to the site from 98th street aligns with this existing access. The access to the property from Volcano Rd is also proposed to be a full access. It should be noted that the existing southern intersection of 98th St NW and Volcano Rd NW is right-in right-out only.

We ask that you review the attached sketch plat and conceptual site plan and provide us with feedback related to the required infrastructure, design considerations, and approval procedure necessary to develop this lot.

If you have any questions, please feel to contact me.

Sincerely,

Ronald R. Bohannon, PE

cc: Dave Hail

JN: 2018058

5571 Midway Park Pl. NE Albuquerque, NM 87109
(505) 858-3100 fax (505) 858-1118 1-800-245-3102
tierrawestllc.com



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

Administrative Decisions	<input type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	Policy Decisions
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input checked="" type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
Decisions Requiring a Public Meeting or Hearing	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	Appeals
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

APPLICATION INFORMATION		
Applicant: Herrera Family, LLC		Phone:
Address: 10605 Central Avenue, NW		Email:
City: Albuquerque	State: NM	Zip: 87122
Professional/Agent (if any): Tierra West, LLC		Phone:
Address: 5571 Midway Park Place, NE		Email:
City: Albuquerque	State: NM	Zip: 87109
Proprietary Interest in Site:	List all owners: Herrera Family, LLC	

BRIEF DESCRIPTION OF REQUEST
Subdivision of parcel into to lots and development of car wash facility.

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: 1 & 2	Block:	Unit: A
Subdivision/Addition: ROW 2 OF ATRISCO LAND GRANT	MRGCD Map No.:	UPC Code: 100905702112130605
Zone Atlas Page(s): K-09	Existing Zoning: MX-M	Proposed Zoning: MX-M
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (acres): 2.25

LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 98TH Street	Between: Volcano Road, NW	and: Avalon Road, NW

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)
1009160, 1000870

Signature:	Date:
Printed Name:	<input type="checkbox"/> Applicant or <input type="checkbox"/> Agent

FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
-		
-		
-		
Meeting/Hearing Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

A Variance – DRB for the Bulk Transfer of Land requires application on Form V in addition to this FORM S2.

INFORMATION REQUIRED FOR ALL MINOR SUBDIVISION APPLICATIONS

- Interpreter Needed for Hearing? if yes, indicate language: _____
- Zone Atlas map with the entire site clearly outlined and labeled

SKETCH PLAT REVIEW AND COMMENT

- Scale drawing of the proposed subdivision plat (7 copies, folded)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements, if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request

MAJOR SUBDIVISION FINAL PLAT APPROVAL

- Proposed Final Plat (7 copies, 24" x 36" folded)
- Design elevations & cross sections of perimeter walls (3 copies)
- Copy of recorded IIA
- DXF file and hard copy of final plat data for AGIS submitted and approved
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer

MINOR SUBDIVISION PRELIMINARY/FINAL PLAT APPROVAL

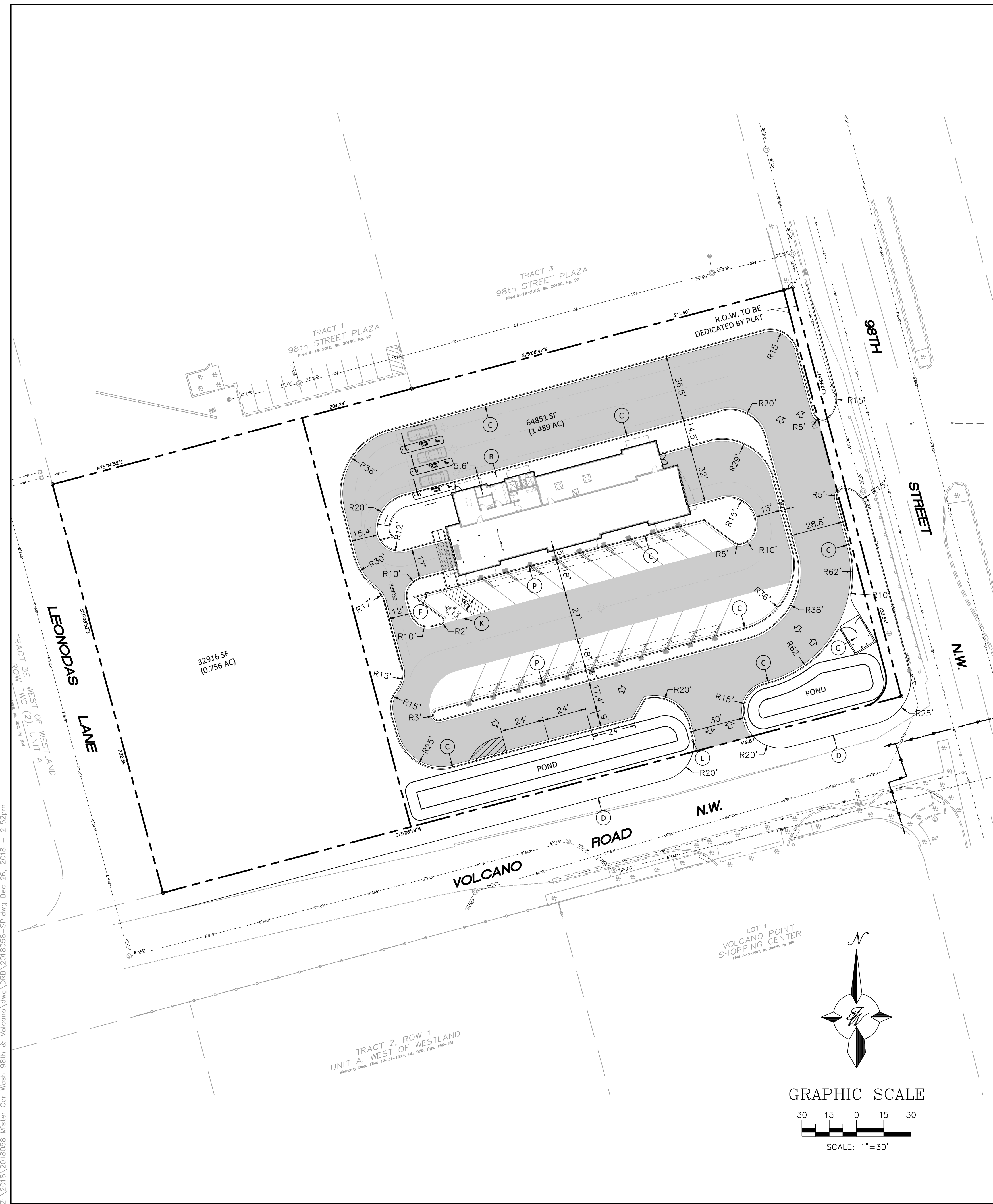
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal. (7 copies, folded)
- Cross sections of proposed streets (3 copies, 11" by 17" maximum)
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use (7 copies, folded)
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(l)
- Form DRWS Drainage Report, Grading and Drainage Plan, and Water & Sewer Availability Statement submittal information
- Proposed Infrastructure List, if applicable
- Landfill disclosure and EHD signature line on the Mylar if property is within a landfill buffer
- DXF file and hard copy of final plat data for AGIS submitted and approved

MINOR AMENDMENT TO PRELIMINARY PLAT

- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan (7 copies, folded)
- Infrastructure List, if applicable
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

<i>I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.</i>	
Signature:	Date: 1/8/19
Printed Name: JOEL D. HERNANDEZ, PE	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers:
_____	-
_____	-
_____	-
Staff Signature:	
Date:	



GENERAL NOTES:

- APPROVAL OF THIS PLAN DOES NOT CONSTITUTE OR IMPLY EXEMPTION FROM WATER WASTE PROVISIONS OF THE WATER CONSERVATION LANDSCAPING AND WATER WASTE ORDINANCE. WATER WASTE MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
- LANDSCAPE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER INCLUDING THAT WITHIN THE CITY RIGHT-OF-WAY.
- ROOF EQUIPMENT SHALL BE BELOW PARAPET HEIGHT AND SCREENED FROM VIEW FROM THE PROPERTY LINES OF THIS SITE. ALL GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY SCREEN WALLS WITH TOP OF EQUIPMENT BELOW TOP OF SCREEN WALL.
- THERE SHALL BE NO BACKLIT, PLASTIC, OR VINYL AWNINGS OR ILLUMINATED PLASTIC BANDING ON SIGNAGE.
- NO FREESTANDING CELL TOWERS OR ANTENNA SHALL BE PERMITTED. ANY WIRELESS COMMUNICATIONS FACILITIES SHALL BE INTEGRATED INTO THE BUILDING ARCHITECTURE.
- THERE ARE NO TRANSIT FACILITIES ADJACENT TO OR WITHIN CLOSE PROXIMITY TO THE SITE.
- LANDSCAPING, FENCING AND SIGNING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SIGNS, WALLS, TREES, AND SHRUBBERY BETWEEN 3 AND 8 FEET TALL (AS MEASURED FROM THE GUTTER PAN) WILL NOT BE ACCEPTABLE IN THE CLEAR SIGHT TRIANGLE.

SITE DATA

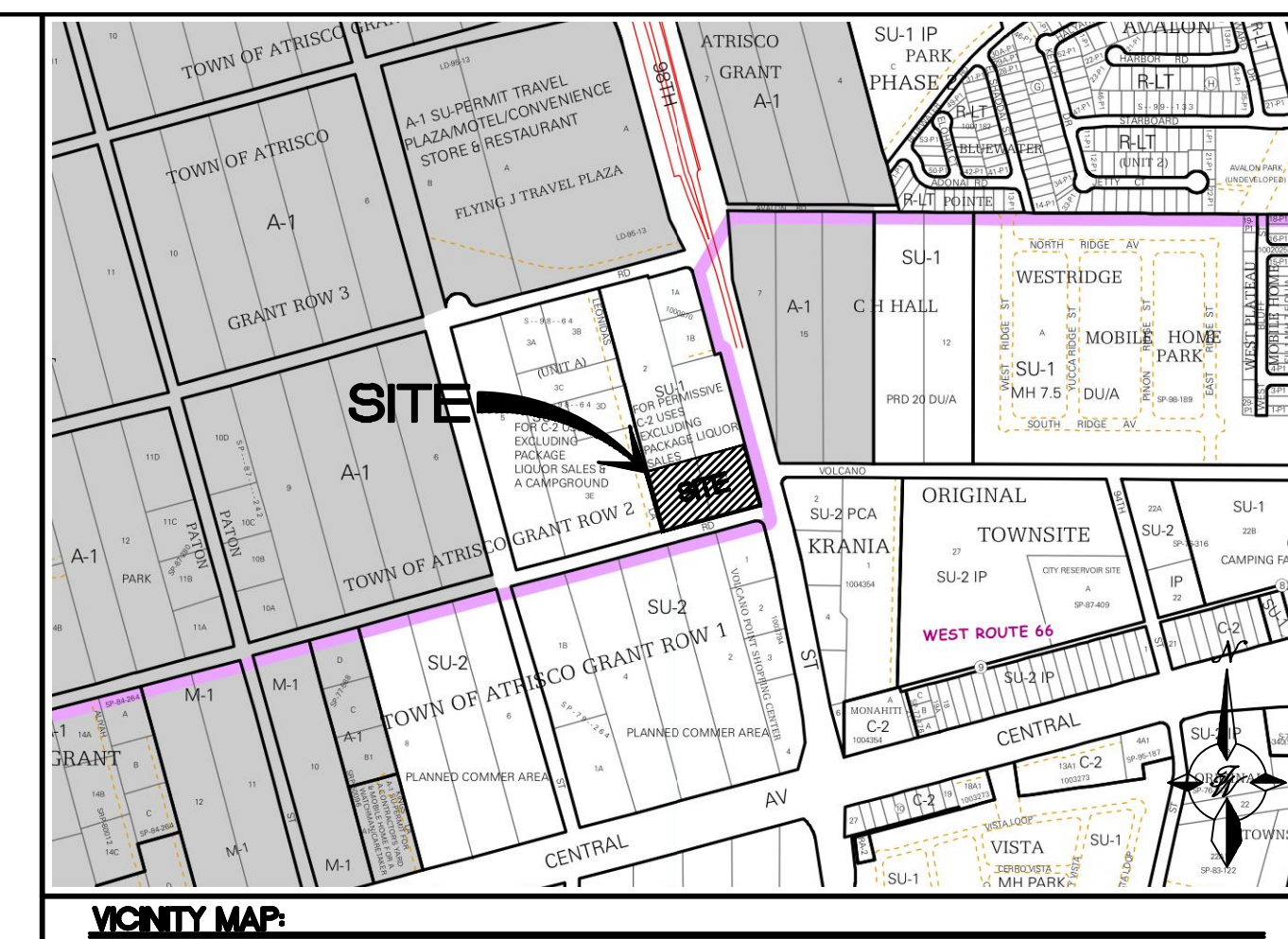
PROPOSED USAGE:	CAR WASH 5,580 SF
LOT AREA:	80,571 SF (1.85 ACRES)
PARKING REQUIRED:	- SPACES
PARKING PROVIDED:	28 SPACES
HC PARKING REQUIRED:	2 SPACES
HC PARKING PROVIDED:	2 SPACES 1 SPACE VAN ACCESSIBLE

NOTES:

ZONING:	SU
SETBACKS:	FRONT = PER PLAN REAR = PER PLAN SIDE (CORNER) = PER PLAN

KEYED NOTE:

- (A) 2' ALLEY GUTTER PER COA STD DWG #2415A
- (B) SIDEWALK PER COA STD DWG #2430
- (C) 6" MEDIAN CURB AND GUTTER PER COA STD DWG #2415B
- (D) EDGE OF PAVEMENT
- (E) UNIDIRECTIONAL HC RAMP PER DETAIL ON SHEET C5
- (F) HANDICAP PARKING SIGN PER DETAIL SHEET C5
- (G) TRASH ENCLOSURE PER DETAIL SHEET C6
- (H) BIKE RACK (SEE DETAIL SHEET C5)
- (I) SITE LIGHTING
- (J) MOTORCYCLE PARKING SIGN (SEE DETAIL SHEET C5)
- (K) ACCESSIBLE PARKING PER ADA STANDARDS (SEE DETAIL SHEET C5)
- (L) STOP SIGN
- (M) MONUMENT SIGN (SEE DETAIL SHEET A2.2)
- (N) PEDESTRIAN RAILING (SEE DETAIL SHEET C4)
- (O) 4'X3' CONCRETE PAD FOR MAT CLEANER
- (P) 18" DIA CONC. FOOTING FOR VACUUM ARCH. TOP ELEV TO BE 6" ABOVE PAVING. SEE DETAIL N3, SHEET A1.1.



LEGAL DESCRIPTION:

TRACT A-2-5-B2-B, LANDS OF BILL BLACKWELL

NOTES

- LIGHT FIXTURES SHALL BE INSTALLED WITH FULL CUT OFF SHIELDS ON FIXTURES SO THAT NO FUGITIVE LIGHT SHALL ESCAPE BEYOND THE PROPERTY LINE.
- 10' CLEARANCE SHALL BE PROVIDED FOR ALL GROUND MOUNTED PNM UTILITIES FOR SAFE OPERATION, MAINTENANCE AND REPAIR PURPOSES.

LEGEND

	CURB & GUTTER
	BOUNDARY LINE
	EASEMENT
	BUILDING
	SIDEWALK
	STREET LIGHTS
	LANE
	STRIPING
	EXISTING CURB & GUTTER
	EXISTING BOUNDARY LINE
	EXISTING SIDEWALK
	EXISTING LANE
	EXISTING STRIPING
	PROPOSED HEAVY DUTY PCC PAVEMENT
	PROPOSED STANDARD DUTY PCC PAVEMENT

INDEX TO DRAWINGS

- C1. SITE PLAN FOR BUILDING PERMIT
- C2. GRADING AND DRAINAGE PLAN
- C3. MASTER UTILITY PLAN
- C4. DETAIL SHEET
- L1. LANDSCAPING PLAN

ENGINEER'S SEAL	MISTER CAR WASH 98TH ST & VOLCANO RD	DRAWN BY XXX
	SITE PLAN FOR BUILDING PERMIT	DATE 12/26/12
RONALD R. BOHANNAN P.E. #7868	 TIERRA WEST, LLC 5571 MIDWAY PARK PLACE NE ALBUQUERQUE, NM 87109 (505) 858-3100 www.tierrawestllc.com	2018058-SP
		SHEET # C1

TREASURERS CERTIFICATION

This is to certify that taxes are current and paid on the following:

Bernalillo County Treasurer Date

PUBLIC UTILITY EASEMENTS

PUBLIC UTILITY EASEMENTS shown on this plat are granted for the common and joint use of:

- A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
- B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
- C. Qwest for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
- D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electric transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat.

Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM) and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

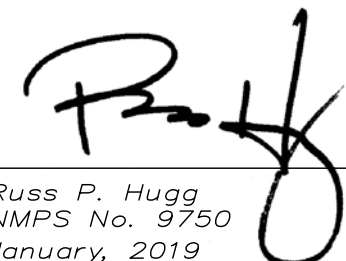
PURPOSE OF PLAT

The purpose of this plat is to:

- A. Create two (2) lots, from two (2) existing tracts.
- B. Dedicate a 5' wide strip to the City of Albuquerque for 98th Street N.W. and Volcano Road right of ways as shown hereon.
- C. Grant the Public Utility Easements as shown hereon.

SURVEYORS CERTIFICATION

I, Russ P. Hugg, New Mexico Professional Surveyor Number 9750, hereby certify that this plat of survey was prepared from field notes of an actual ground survey performed by me or under my supervision; that it meets the Standards for Land Surveys in New Mexico as adopted by the New Mexico State Board of Registration for Professional Engineers and Professional Surveyors; that it meets the minimum requirements for surveys and monumentation of the Albuquerque Subdivision Ordinance; that it shows all easements of record; and that it is true and correct to the best of my knowledge and belief.


 Russ P. Hugg
 NMPS No. 9750
 January, 2019



SKETCH PLAT OF TRACTS 1 AND 2 LANDS OF HERRERA FAMILY, LLC

(BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN THE TOWN OF ATRISCO GRANT

IN PROJECTED SECTION 21 TOWNSHIP 10 NORTH, RANGE 3 EAST NEW MEXICO PRINCIPAL MERIDIAN CITY OF ALBUQUERQUE BERNALILLO COUNTY, NEW MEXICO

JANUARY, 2019

PROJECT NUMBER: _____

PLAT APPROVAL

UTILITY APPROVALS:

Public Service Company of New Mexico	_____	Date
New Mexico Gas Company	_____	Date
QWest Corporation d/b/a CenturyLink QC	_____	Date
Comcast	_____	Date

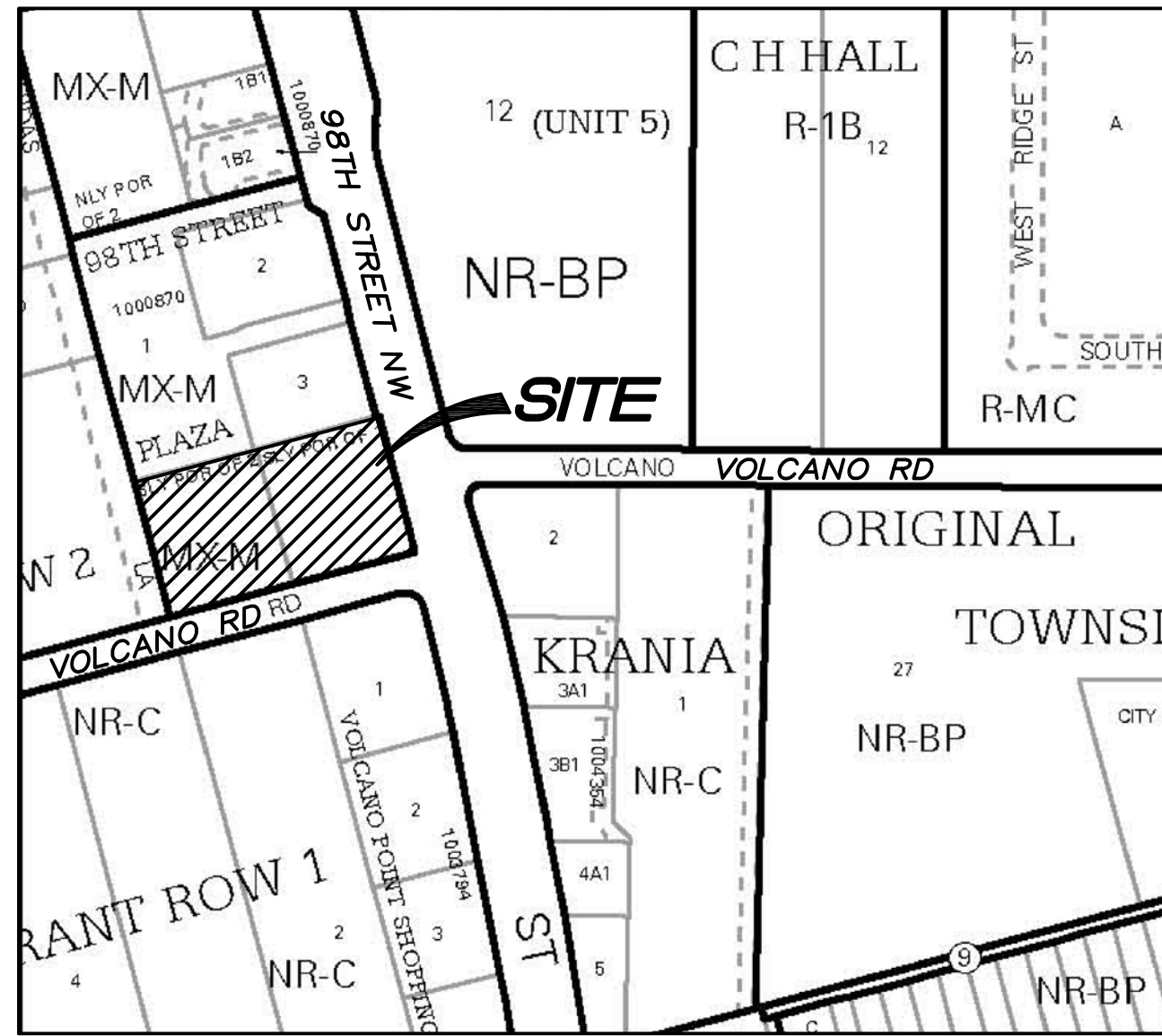
CITY APPROVALS:

City Surveyor Department of Municipal Development	_____	Date
Real Property Division	_____	Date
Environmental Health Department	_____	Date
Traffic Engineering, Transportation Division	_____	Date
ABCWUA	_____	Date
Parks and Recreation Department	_____	Date
AMAFCA	_____	Date
City Engineer	_____	Date
Code Enforcement	_____	Date
DRB Chairperson, Planning Department	_____	Date

SHEET 1 OF 3

SURVTEK, INC.

Consulting Surveyors Phone: 505-897-3366
 9384 Valley View Drive, N.W. Albuquerque, New Mexico 87114 Fax: 505-897-3377



VICINITY MAP
Not to Scale

GENERAL NOTES

- 1. Bearings are New Mexico State Plane Grid Bearings, Central Zone - NAD83.
- 2. Distances are ground.
- 3. Distances along curved lines are arc lengths.
- 4. Record Plat or Deed bearings and distances, where they differ from those established by this field survey, are shown in parenthesis ().
- 5. All corners found in place and held were tagged with a brass disk stamped "HUGG L.S. 9750" unless otherwise indicated hereon.
- 6. All corners that were set are either a 5/8" rebar with cap stamped "HUGG L.S. 9750" or a concrete nail with brass disk stamped "HUGG L.S. 9750" unless so indicated hereon.
- 7. Field surveys were performed during the month of January, 2019.
- 8. City of Albuquerque Zone Atlas Page K-09-Z.

SUBDIVISION DATA

- 1. Total number of existing Lots: 1
- 2. Total number of Tracts created: 2
- 3. Public Street right of way dedicated by this plat (0.0278 Ac.)
- 4. Gross Subdivision acreage: 2.4226 acres.

LEGAL DESCRIPTION

As contained in Special Warranty Deed filed February 10, 2010 as Doc. No. 2010012145.

A tract of land in School District No. 28, Bernalillo County, New Mexico, within the Atrisco Grant, and comprising the South 233 feet of Tracts 1 and 2, Unit "A," Row 2 of the Atrisco Grant, which is bounded on the North by land of Ramon Lopez; on the East by the Westerly line of Nolasco Road; on the South by the Northerly line of Volcano Road, and on the West by the land now or formerly belonging to Atrisco Grant, and more particularly described by metes and bounds survey as follows:

BEGINNING for a tie, at the Southwest corner of Block 9 of the original Townsite of Westland as said point is shown on the Plat of said Townsite, filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 23rd day of March, 1935, and running thence S.74°54'W. along the Northerly line of Central Avenue West (U.S. Highway 66), 60 feet; thence N. 15°06'W. along the Westerly line of Nolasco Road, the land herein described, which point is the Southeast corner of said Tract 1; thence S.74°54'W. Along Volcano Road, 420 feet to the Southwest corner, which point is the Southwest corner of said Tract 2; thence N.15°06'W., 233 feet to the Northwest corner; thence N. 74°54'E., 420 feet to the Northeast corner; thence S. 15°06'E., along the Westerly line of Nolasco Road, 233 feet to the point of beginning:

FREE CONSENT AND DEDICATION

SURVEYED and REPLATTED and now comprising TRACTS 1 AND 2, LANDS OF HERRERA FAMILY, LLC (BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND) SITUATE WITHIN THE TOWN OF ATRISCO GRANT IN PROJECTED SECTION 21, TOWNSHIP 10 NORTH, RANGE 3 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, COUNTY, NEW MEXICO", with the free consent of and in accordance with the wishes and desires of the undersigned owner(s) and proprietor(s) thereof. Said owner(s) and proprietor(s) do hereby warrant that they hold among them complete and indefeasible title in fee simple to the land subdivided. Said owner(s) and proprietor(s) do hereby dedicate the public street right of way as shown hereon to the City of Albuquerque in fee simple with warranty covenants. Said owner(s) and proprietor(s) do hereby grant the public and private easements as shown hereon. Said owner(s) and proprietor(s) do hereby consent to all of the foregoing and do hereby represent that they are so authorized to act.

OWNER(S)

TRACT 1 AND 2
Herrera Family, LLC

By: _____

ACKNOWLEDGMENT

STATE OF NEW MEXICO

COUNTY OF _____ SS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

_____ My commission expires _____
Notary Public

SECTION 14-14-4-7 PROHIBITION ON PRIVATE RESTRICTIONS ON THE INSTALLATION OF SOLAR COLLECTORS

"No property within the area of this plat shall at any time be subject to a deed restriction, covenant, or binding agreement prohibiting solar collectors from being installed on buildings or erected on the lots or parcels within the area of proposed plat. The foregoing requirement shall be a condition to approval of this plat."

FLOOD ZONE DETERMINATION

The majority of the subject property lies within a Zone X (Areas determined to be outside the 0.2% annual chance floodplain) as shown on the National Flood Insurance Program, Flood Insurance Rate Maps Panel 35001C0328J, dated November 4, 2016.

**SKETCH PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC**

(BEING A REPLAT OF THE SOUTH 233 FEET OF TRACTS 1 AND 2, UNIT "A," ROW 2, WEST OF WESTLAND)

SITUATE WITHIN
THE TOWN OF ATRISCO GRANT
IN
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NEW MEXICO PRINCIPAL MERIDIAN
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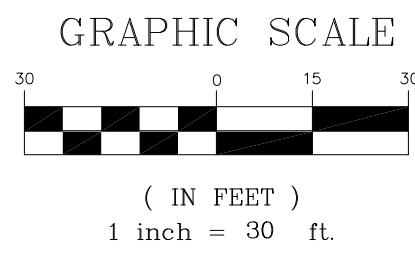
JANUARY, 2019

DOCUMENTS USED IN THE PREPARATION ON THIS SURVEY:

- a. Plat entitled "CORRECTION PLAT FOR 98TH STREET PLAZA, BEING COMPRISED OF PORTIONS OF TRACTS 1 AND 2, ROW 2, UNIT A, ORIGINAL TOWNSITE OF WESTLAND, AS PROJECTED IN SECTION 21, T10N, R2E, NMPM, TOWN OF ATRISCO GRANT, CITY OF ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 2015", filed in the office of the County Clerk of Bernalillo County, New Mexico on August 18, 2015, in Plat Book 2015C, Page 9, as Doc. No. 2015071872.
- b. Plat entitled "PLAT, TRACTS 3A, 3B, 3C, 3D & 3E, ROW TWO (2), UNIT A, WEST OF WESTLAND, WITHIN THE TOWN OF ATRISCO GRANT, SEC. 20 (AS PROJECTED), T10N, R2E, NMPM, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, APRIL 1998", filed in the office of the County Clerk of Bernalillo County, New Mexico on October 1, 1998, in Plat Book 98C, Page 291, as Doc. No. 1998126535.
- c. Special Warranty Deed filed February 10, 2010, as Doc. No. 2010012145.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S74°52'16"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	23.57'	15.00'	15.01'	21.22'	S30°05'44"W	90°01'09"



**SKETCH PLAT OF
TRACTS 1 AND 2
LANDS OF HERRERA FAMILY, LLC**

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SITUATE WITHIN
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TOWNSHIP 10 NORTH, RANGE 3 EAST
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

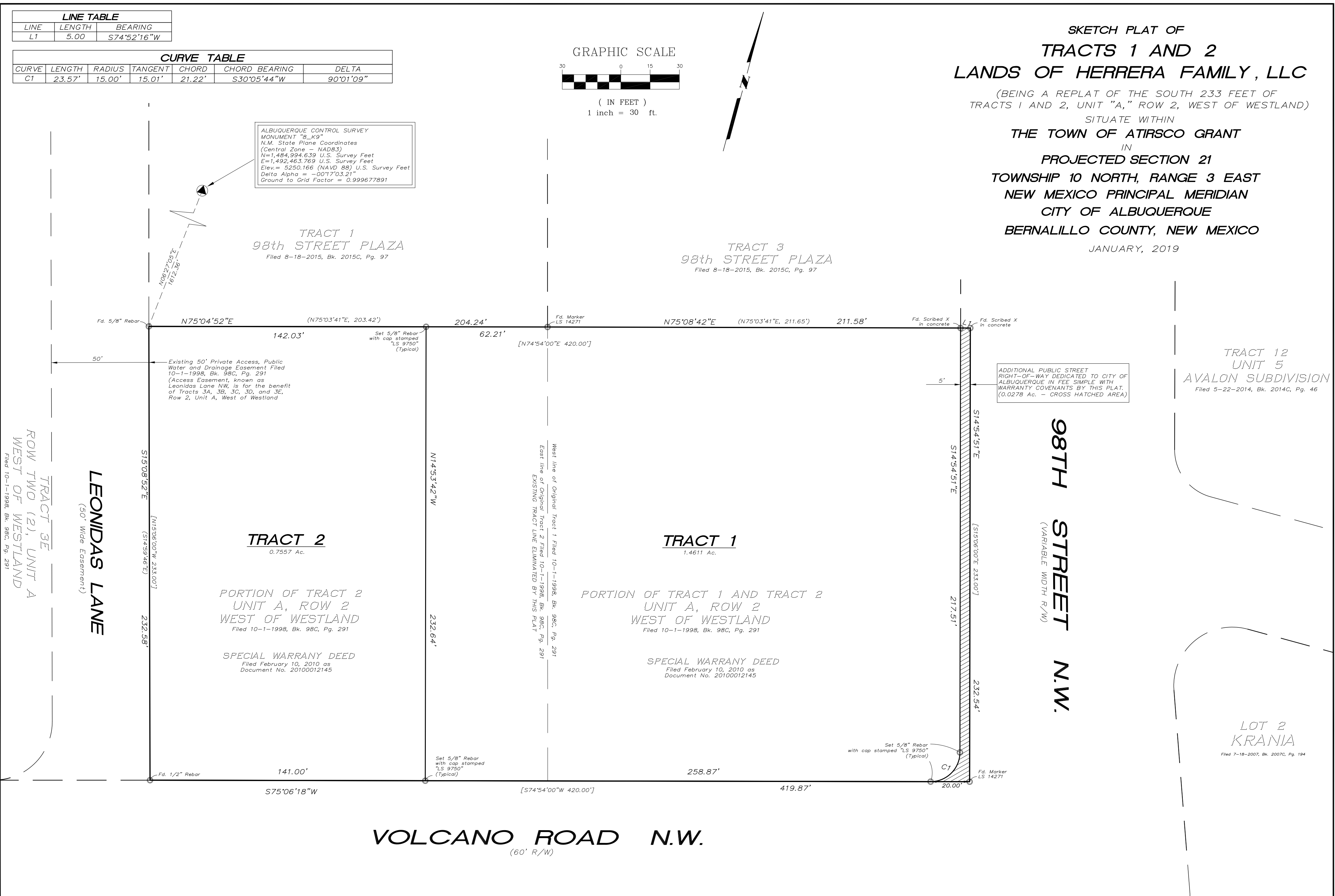
JANUARY, 2019

ALBUQUERQUE CONTROL SURVEY
MONUMENT "B_K9"
N.M. State Plane Coordinates
(Central Zone - NAD83)
N=1,484,994.639 U.S. Survey Feet
E=1,492,463.769 U.S. Survey Feet
Elev. = 5250.166 (NAVD 88) U.S. Survey Feet
Delta Alpha = -00°17'03.21"
Ground to Grid Factor = 0.999677891

TRACT 1
98th STREET PLAZA
Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 3
98th STREET PLAZA
Filed 8-18-2015, Bk. 2015C, Pg. 97

TRACT 12
UNIT 5
AVALON SUBDIVISION
Filed 5-22-2014, Bk. 2014C, Pg. 46



Existing 50' Private Access, Public
Water and Drainage Easement Filed
10-1-1998, Bk. 98C, Pg. 291
(Access Easement, known as
Leonidas Lane NW, is for the benefit
of Tracts 3A, 3B, 3C, 3D, and 3E,
Row 2, Unit A, West of Westland)

ADDITIONAL PUBLIC STREET
RIGHT-OF-WAY DEDICATED TO CITY OF
ALBUQUERQUE IN FEE SIMPLE WITH
WARRANTY COVENANTS BY THIS PLAT.
(0.0278 Ac. - CROSS HATCHED AREA)

TRACT 2
0.7557 Ac.

TRACT 1
1.4611 Ac.

PORTION OF TRACT 2
UNIT A, ROW 2
WEST OF WESTLAND
Filed 10-1-1998, Bk. 98C, Pg. 291

PORTION OF TRACT 1 AND TRACT 2
UNIT A, ROW 2
WEST OF WESTLAND
Filed 10-1-1998, Bk. 98C, Pg. 291

SPECIAL WARRANTY DEED
Filed February 10, 2010 as
Document No. 20100012145

SPECIAL WARRANTY DEED
Filed February 10, 2010 as
Document No. 20100012145

LEONIDAS LANE
(50' Wide Easement)
TRACT 3E
ROW TWO (2), UNIT A
WEST OF WESTLAND
Filed 10-1-1998, Bk. 98C, Pg. 291

98TH STREET N.W.
(VARIABLE WIDTH R/W)

VOLCANO ROAD N.W.
(60' R/W)

LOT 2
KRANIA
Filed 7-18-2007, Bk. 2007C, Pg. 194

TRACT 2,
ROW 1 UNIT A
WEST OF WESTLAND
Warranty Deed Filed 12-31-1974, Bk. 975, Pgs. 150-151

LOT 1
VOLCANO POINT
SHOPPING CENTER
Filed 7-13-2007, Bk. 2007C, Pg. 186

SHEET 3 OF 3

SURVTEK, INC.

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